

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION

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**NOVEMBER 2007 MONTHLY REPORT**

PREPARED BY PROGRAM MANAGEMENT TEAM

**MCKISSACK & MCKISSACK AND BRAILSFORD & DUNLAVEY**

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## MONTHLY REPORT – NOVEMBER 2007

### D.C. Office of Public Education Facilities Modernization (OPEFM)

**DATE:** December 10, 2007  
**TO:** Allen Y. Lew - Executive Director  
**SUBMITTED BY:** Program Management Team

This report summarizes work completed by the Office of Public Education Facilities Management (OPEFM) on school modernization, stabilization, and maintenance projects during the month of November, 2007. These efforts included the close-out of DC Public Schools facilities 2007 summer stabilization work (the Whole School Blitz and Targeted Repair projects), ongoing FY 2008 maintenance stabilization (including the boiler readiness program, facilities assessment activity, and stabilization projects) and school modernization projects (ranging from those under construction to those scheduled for initiation in FY 2007 and FY 2008) administered by OPEFM during the month of November. In addition, because this report will be the first of a series to be submitted to the DC Council on a monthly basis, it provides a summary of all activities completed to date, including those prior to November.

### **Executive Summary**

OPEFM began work on the DC Public Schools' facilities on July 15, 2007. One of the first tasks was to help select contractors and mobilize these contractors to perform facilities repairs in about seventy (70) schools prior to school opening on August 27, 2007. This work was divided into the Whole School Blitz and Targeted Repair projects, the scopes of work for which were each developed based on the backlog of outstanding work orders in each school, supplemented and revised by on-site inspections by the OPEFM program management team and walk-throughs with school principals. The Blitz Project consisted of 37 schools and the Targeted Repair project consisted of 32 schools. Most of the major work for each school was completed before the schools opened for the 2007 school year, however contractors continued work in all schools after classes started in order to complete their assigned scopes of work. OPEFM is now in the process of closing out the contracts of the last Blitz group of contractors and will soon close out the last of the Targeted Repair group of schools. Detailed reports on the Blitz and Targeted repair work are covered in a separate section of this document.

In addition, OPEFM is also currently managing a broader Stabilization effort to ensure healthy, safe living and working environments in all schools as they await modernization. The most urgent element of this effort was identified as the boiler inspection and certification work for all DC Public schools facilities, referred to in this report as the Heating Blitz. To date, this effort has successfully ensured that, as of October 15, 2007, every school in the system had at least one operational boiler. Repairs continue in most facilities to ensure each school has at least one redundant boiler. A detailed report of this effort is included in a later section of this document.

In addition, OPEFM is concluding a detailed assessment of the physical conditions of all 144 schools in the system, including on-site inspections and analysis of previously completed research and reports, to develop scopes for a series of stabilization projects to be completed during FY 2008. It is anticipated that this will include an Air Conditioning Blitz to ensure that all classrooms have air conditioning, as well as major roof, window, plumbing, and other projects. A detailed report on this effort is included in a later section of this document.

Finally, the PM team is providing management of the school modernization projects either already underway, or previously scheduled as FY 2007 or FY 2008 projects by DCPS OFM. These include about 20 projects under construction, or in various stages of planning or design. While some of these projects are severely troubled (such as the Hardy Middle School / Fillmore Arts Academy), others have been delayed for years and require focused attention of OPEFM to move forward. Detailed reports on each of these projects are included within this document.

The following sections summarize the status of activities that took place during the month of October and identify challenges that were encountered. This monthly report focuses mainly on budget, schedule, changes, and key challenges facing the PM team.

## WHOLE SCHOOL BLITZ

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### Summary

The “Summer Whole School Blitz” consisted of a total of thirty seven (37) elementary schools and addressed 3,456 open work orders. The open work orders consisted of the following scopes of work:

- Selective asbestos abatement
- Classroom air conditioning in some classrooms
- Minor electrical enhancements
- Roofing repairs
- Select school roof replacements
- Exterior enhancements
- Miscellaneous site improvements
- Ceiling tile replacements
- Lighting enhancements
- Repairs to the heating and cooling distribution systems
- Plaster repair
- Painting
- Doors and door hardware replacement
- Plumbing repair and upgrades
- Select ADA restroom enhancements.

The “Summer Whole School Blitz” addressed open work orders but clearly didn’t address all of the required work in each school. Additional work is required to address providing 100% of the classrooms with air conditioning, electrical upgrades to address the schools current and future power requirements, roofing repairs, window replacements, heating, building exterior improvements / enhancements, along with additional interior improvements, and installation of water fountain coolers. These separate efforts will be addressed via the 2008 Stabilization effort (see separate report below).

All work on Blitz contracts has been substantially completed except for Stanton Elementary School.

## HEATING BLITZ

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### October 15—Beginning of Heating Season

The goal of the emergency heating repair blitz was to provide heat in each DCPS school and administrative building by the unofficial beginning of heating season. This goal was achieved and every school has at least one boiler approved by DCRA and tested by OFM. Mayor Fenty and Allen Lew held a joint press conference at H. D. Woodson HS on Monday, October 15, 2007, to announce this OPEFM achievement.

### Monthly Update

#### Inspections

All one hundred forty-four schools have been inspected. Eight schools have temporary boilers: M. L. King, Ludlow-Taylor, Moten, Meyer, Simon, Seaton, Spingarn, and Van Ness. These boilers underwent electrical and plumbing inspections on Saturday, October 13, 2007 and were issued minor infractions. These infractions were corrected and reinspected. At Moten, Ludlow-Taylor and M. L. King, the inspectors required exhaust stacks leading from the boiler trailers and extending above the roof-line. These stacks were installed and inspected.

The temporary boilers were maintained and inspected by the leasing companies before being dispatched to each school. The DCRA chief building inspector is requiring a copy of the maintenance logs and certifications of the local boiler inspectors. Turner has supplied these documents for every school except Seaton (to be submitted shortly). DCRA has issued authorization to operate all eight boilers pending submittal and approval of the maintenance and inspection logs.

A number of schools still have boilers that were cited for infractions by DCRA. As these boilers are repaired, the infractions are being cleared. The order in which boilers are being repaired has been prioritized by school and are not based on DCRA infractions.

Table 1 summarizes boiler inspection activities.

#### **Table 1 Summary of Boiler Inspections**

Total Facilities That Require Inspection	144
Schools That Have Been Inspected	144
Schools Awaiting First Inspection	0
School Preparing for first inspection	0
Schools requiring re-inspection	25
Schools requiring second inspection	12
Total to be inspected or re-inspected	37

## **Assessments**

As boilers were operated during the last three weeks, many issues with the distribution and terminal units surfaced in schools across the board. Similar issues arose in boiler rooms where boilers that function one day are in distress the next. This has added to the challenge but was anticipated. These issues need to be identified, assessed and repaired before the weather turns cold for sustained periods. The contractors have begun assessing the heating controls in many schools and preparing recommendations to repair or retrofit the existing systems.

## **Repairs**

Hess and Turner have subcontractors working in each assigned school. The Blitz contractors, having been assigned only a handful of schools, have completed their work. The Blitz contracts are being closed out, meaning no new change orders will be issued. Any further work discovered in the Blitz schools will be assigned to Turner or Hess depending on the location of the school. Contractors continue to work weekends to complete repairs in classrooms when the schools are unoccupied.

The first priority is to repair boilers in schools that do not have redundant boilers. The goal is to have each school operating at no less than 67% efficiency by November 15. Plant efficiency is calculated as the number of functional boilers divided by the total number of boilers needed for heat on the coldest day. Many schools are operating below the 67% threshold. In some cases, boilers that were functional have experienced a failure that requires attention. In most other cases a school has only one functioning boiler with the remainder scheduled for repair. Boiler repairs are being prioritized based on the number of functioning boilers; the highest priorities are schools with only one functioning boiler. Most schools normally operate with one boiler but each needs at least one redundant boiler to ensure heat is available at any time. OFM tracks plant efficiency day-by-day and uses this metric to gauge performance of the maintenance personnel.

## **Key Issues**

### ***Assessments/System Testing***

Most of the issues in the heating plant have been identified and have either been repaired or are scheduled for repair. The larger and much more difficult task is assessing the distribution system and classroom terminal unit functionality. The recent lower temperatures and subsequent boiler operation have revealed major issues in many schools with distribution piping and terminal units. Most of these issues are due to years of very little to no preventative maintenance or repairs and lack of chemical treatment in the boiler and chiller systems. Assessments continue aided by reports from building constituents. As the temperatures fall further more problems will surface.

### ***Thermostatic Controls***

The control systems in most buildings have either been removed or disabled or are in such poor condition they do not function. A wholesale assessment of building controls should be undertaken to determine the potential for control

remediation, retrofit or replacement. Some of the existing systems can be patched to function in a limited capacity for the short term. Control system upgrades and replacement costs will be expensive but necessary, to not only moderate temperatures consistently throughout the buildings but to also save on energy costs by more efficient use of system resources.

## **Schedule**

After October 15, 2007 the heating blitz transitioned to phase two. Phase two addresses providing redundant boilers in each school to ensure each plant is operating at 100% efficiency or better and addressing all distribution-and control-related issues. With over 150 facilities of varying age and states of disrepair contractors are finding every conceivable manifestation of disrepair. Repairs will continue through the end of 2007 and beyond.



## **SCHOOL MAINTENANCE STABILIZATION PROJECT**

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**Project Team:** McKissack & McKissack/Brailsford and Dunlavey

**Project Description:**

The goal of the Stabilization Project is to correct existing deficient facility conditions in the scoped inventory of DC Public Schools, which violate codes, or jeopardize the health or safety of the students and staff. In addition, it will correct facility deficiencies, which negatively impact the learning environment of the DCPS students and staff and require correction prior to currently planned modernization. The Scope of the project includes all active schools not included in the DCPS Summer Blitz or Targeted Maintenance Programs and which are not currently undergoing modernization.

**Activities This Month:**

School deficiency surveys have been completed for all 73 non-Blitz, non-Targeted Repair schools and the OPEFM database of stabilization data has been assembled and populated. Sample reports have been developed showing several options for data presentation. The basis of the deficiency surveys has been the backlog of incomplete DCPS maintenance work orders. Deficiencies have been added for observed conditions, which meet the project criteria. Special deficiency cost items have been added to provide air conditioning to all offices and classrooms, bringing the schools into compliance with the ADA, and upgrading the electrical systems to support the added air conditioning.

A proposed plan for implementing the project has been developed and is provided as Attachment 1 to this report.

**Key Challenge:**

The DCPS maintenance work orders provide a good basis for identifying deficiencies requiring correction, however, these work orders change as work is performed and new work orders are submitted. A process for updating the Stabilization data to account for these changes needs to be developed. DCPS has been approached to gain access to the Work Order database on a regular basis.

## **D.C. PUBLIC SCHOOLS ATHLETIC FIELDS MODERNIZATION PROJECT**

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### **Summary**

Football games are being hosted at Wilson, Coolidge, Dunbar, McKinley, Roosevelt and Ballou high schools. The field at Ballou, the last of the schools undergoing field renovation, has been installed and the team has been practicing on the field since October 1, 2007; and, the facility hosted a scheduled October 5<sup>th</sup> home game.

Outstanding work at the schools generally includes track striping, the installation of bleacher hand rails, and minor repairs and painting. This work is being completed around the respective field's event schedules and will not disrupt practices or the hosting of events.

Additional field amenities were recently purchased, including self-contained, portable concession stands and solid iron fencing. These purchases were all made within the contract value of the design / build team. All schools but Wilson will receive new fencing and a concession stand. Wilson has an iron fence in place and school officials declined having a concession stand.

Contracts for all of the work have been awarded with a 51% LSDBE participation rate. The rate considers all contract values and does not exclude, as per the project MOU, field lighting, turf, and scoreboards.

### **Procurement**

- Subcontracts have been executed for all of the required work. Contracts have been executed with, among others, the following companies with LSDBE firms highlighted:

Field Turf  
ATT Sports  
**Prince Construction**  
**City General**  
**A1 Construction**  
McClellan Irrigation  
ECI  
Imagine Photography  
**The R Hunter Company**  
**Bryant Mitchell, PLLC**  
Daktronics  
Inner-City Plumbing and Heating  
Muscoe Sports Lighting  
Sportsfield Specialties  
Peoples Welding Company  
ASG Security  
The Mobile Storage Group

**Fort Myer**  
**Ideal Electric**  
Southeast Construction  
**AMT Consulting Engineers**  
**Chiaromonte Construction**  
People's Plumbing  
**Capitol City Associates**  
MET Contractors  
**City Security Consultants**  
Lyon & Associates  
Alpine Services  
Limbach Company  
Track and Field Installers  
**Lucas Electric Maintenance**  
**Engineering Contractors, Inc**  
Allied Trailer Sales and Rentals  
**Blueboy Document Imaging**

## DCI Enterprise Solutions

## United Crane and Rigging

- All required purchases, including field lighting, artificial turf, track surface, scoreboards, and press boxes have been made.
- Among all awarded contracts, over 51% of the total contract values have been awarded to LSDBE firms.
- Additional purchases have been made within the design / build contract. Solid iron fencing and self-contained, portable concession stands have been purchased for each of the fields excluding Wilson. The Wilson field is currently surrounded by an iron fence and the school officials chose not to have a concession stand.

## Construction Progress / Schedule

### Coolidge

- The only remaining work at Coolidge involves the installation of operating water lines for the field cannons. A line was put in place that connected with an existing WASA water main, but the main has no water flow. The design / build team's civil engineer is continuing to work with WASA to identify an operating water source. The operation of the water cannons in no way impacts the use of the field or any part of the field complex. The PM team is completing a close-out punch list for the project.

### Roosevelt

- New risers and hand rails are currently being installed in the grandstand. All other scope items have been completed.

### Dunbar

- At Dunbar final installations are being completed. Approximately 80% of the LeMonde track surface has been installed. Defects created by the delivery process from China caused portions of the material to be unsuitable for installation and the additional material was received in the first week of November. All other scope items have been completed.

### McKinley

- At the request of the school, the straight-away portion of the track is being extended approximately 3 meters. Additionally, the water pressure for the lines serving the school is significantly low and the operation of the water cannons impacts water flow in the school. The design / build team is investigating the use of pumps to increase water pressure to the field. The operation of the water cannons in no way impacts the use of the field or any part of the field complex. All other scope items have been completed.
- McKinley does not currently have adequate locker room space and the design / build team is studying design and cost options for the build-out of locker space in the main building. Design documents were completed on October 29<sup>th</sup> and are currently being priced by Turner. With a cost estimate the PM team will make a recommendation to the DCSEC regarding the possible use of contingency funds to fund the locker room build-out.

### **Wilson**

- All scope items have been completed at Wilson. The PM team will be completing a close-out punch list for the project in the first week of November.

### **Additional Scope Work**

- At the request of the schools, iron fencing material has been purchased to replace the existing chain link fences surrounding the field complexes. Work on the installation of posts has started and all fences should be installed by the end of December. Fence work at Wilson involves repairs to the existing iron fence.
- The concession stands and fencing are within the design / build team's contract value. The McKinley locker room work will potentially require a change order and the commitment of the Owner's Contingency.

### **Ballou Senior High School Athletic Field Modernization Project**

#### **Executive Summary**

Through November 30, 2007 a majority of the major scope items have been completed. The field installation, scoreboard installation, expansion of the track base from seven to eight lanes, and bleacher repairs are complete. The football team began practicing on the field on October 2<sup>nd</sup> and played their first home game on October 12<sup>th</sup>. Remaining work includes the installation of the track surface.

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#### **Procurement**

- All required purchases, including artificial turf, track surface, field specialties, new bleachers, scoreboards, and press boxes have been made.
- Among all awarded subcontracts, over 51% of the total contract values have been awarded to LSDBE firms.
- In September the additional purchase of a concession stand was made within the design / build contract and budget. The stand is portable with self contained power and water systems.

#### **Recent Construction Progress**

- The artificial turf installation was completed in early October with the Ballou football team starting practicing on the field on October 2<sup>nd</sup>.
- The track has been expanded to eight lanes and all field event specialties have been installed.
- All bleacher repairs were completed on October 5<sup>th</sup>. The scope included general repairs to the existing grandstands, the installation of a new riser and hand rail system in the aisles, and painting.
- Installation of a new wireless scoreboard was completed in the first week of October.
- An existing room under the grandstands that had been closed with masonry blocks was opened and remodeled for use as a storage room.
- A new set of bleachers for the band arrived on October 19<sup>th</sup> and has been installed.
- The special-order, media capable press box arrived on the site on October 23<sup>rd</sup> and has been installed.

- All restrooms have been repaired and painted.
- The parking lot was paved and the parking lot lights repaired.
- Minor repairs were made to the existing field lighting, including the replacement of bulbs and the re-aiming of certain fixtures.

#### **Upcoming Activities / Schedule**

- The installation of the track surface started on October 22<sup>nd</sup> and required approximately 2 weeks to complete. Striping of the track followed and required 1 week to complete.

#### **Observations**

McKinley does not currently have adequate locker room space and the design / build team is studying design and cost options for the build-out of locker space in the main building. With an understanding of the design and costs, options will be presented to the Owner.

## **MODERNIZATION PROJECTS STATUS REPORT**

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### **Ongoing Modernization Construction Projects**

Brightwood ES  
Rose Hardy MS/ Fillmore Arts Center  
Sousa MS

### **FY 2007 Modernization Construction Projects**

H.D. Cooke ES  
Alice Deal JHS  
MacFarland JHS  
Phelps Senior SHS  
Randle Highlands ES  
Samuel Wheatley ES  
H.D. Woodson SHS  
Walker Jones ES

### **FY 2008 Modernization Construction Projects**

Cardozo SHS  
Savoy ES  
School Without Walls SHS  
Anacostia SHS  
Spingarn SHS  
Turner ES  
Wilson Pool (Ward 3 Aquatic Center)  
Thomas ES

## FY 2007 Modernization Construction Projects

### BRIGHTWOOD ELEMENTARY SCHOOL

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**Scheduled Completion Date:** December, 2007

**Project Team:** Project Manager: Erik Thompson (OPEFM)  
Architect: Ehrenkrantz, Eckstut & Kuhn ("EEK")  
Contractor: Grunley/Goel

**District Ward:** 4

**Activities This Month:** The school's cupola has been restored and the scope of work completed. The project team is in the process of completing the project punchlist. The contractor has addressed 90% of the punchlist items. The project team is in the process of finalizing all project change orders. The contractor has completed all contracted activities. Several issues were identified as requiring additional attention as the project is closed out. These issues include potential "blind spots" in the school's video security monitoring plan, damaged finishes in high traffic areas, potential roof penetrations, and a failing retaining wall between the school's property and the adjacent property. The project team has been able to confirm the security camera locations and quantity are consistent with the design. The contractor has been willing to address many of the damaged interior finishes, which appear to be the result of usage rather than improper installation or design error. The estimated change order total includes repairing any remaining damaged finishes. The Project Team has identified evidence of minor water damage on ceilings and wall. The Project Team will confirm the damage is the result of leaks identified prior to taking corrective action. A meeting will be scheduled with the Rockcreek Gateway Condo Association (1320 Missouri Avenue) during the month of December. A survey identifying the location of the retaining wall has been submitted for review. It is anticipated the removal and replacement of the retaining wall will be completed as part of the Brightwood project.

**Schedule Status:** The existing Project scope will be closed out prior to the end of December 2007. Should the removal and replacement of the failing retaining wall be added to the project scope, it is anticipated the additional scope can be completed by the end of February 2008.

## **FY 2007 Modernization Construction Projects**

### **ROSE HARDY MS / FILLMORE ARTS CENTER**

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**Scheduled Completion Date:** July 2008

**Project Team:**

Planners: Jacob Facilities, Inc.

Project Manager: Will Mangrum

A/E: Einhorn, Yaffee, Prescott (EYP)

Contractor: Sigal Construction

**District Ward:** 2

**Schedule Status:** Following OPEFM's Termination for Convenience of the previous contractor (Arrow / Schlosser), a new contractor, Sigal, has received a notice to proceed in the form of a letter contract with a not to exceed dollar amount of \$850,000, until the GMP has been established. A GMP is being negotiated, with work beginning in December to dry in and weatherize the building.

**Project History:**

Rose L. Hardy Middle School was built in 1928, with an addition in 1931. The current school size is approximately 90,100 square feet. The current program capacity is for 467 students. The school was identified and approved for modernization in the 2001 Facilities Master Plan.

In 2001 and 2002, the site-specific educational specification and feasibility study were prepared for Hardy Middle and Fillmore Schools. The planned modernization will provide 107,200 square feet and will house 600 students. The modernization plan call for the demolition of the existing gymnasium, construct an addition of a double loaded corridor on the east wing and a new full size gymnasium.

The conceptual plan was approved by the Fine Arts in September 2002 and the National Capitol Planning Commission later approved the plan. The design development plans were completed in September 2003. The approval of the final design by the Board of Education, building permit submission, construction bid solicitation, bids opening phases, bids and budget evaluation (value engineering), the Board of Education and the City Council approval to award contract, occurred between October 2003 and July 2005. Upon OPEFM's assumption of responsibility for the project, the current contractor was terminated.

Currently KPMG is performing an audit on the performance of the previous contractor. Arrow / WM Schlosser has submitted a "Termination for Convenience" claim which will not be addressed until the audit is complete.



## FY 2007 Modernization Construction Projects

### SOUSA MIDDLE SCHOOL

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**Scheduled Completion Date:** December, 2007 (Original Contract 760 days after NTP, issued in December of 2005)

**Project Team:** Project Manager: Delon Hampton  
OPEFM: Theodros Gebremichael  
Architect: Grimm & Parker  
Contractor: WSC/Tompkins JV

**District Ward:** 7

**Activities This Month:** Summary list of Work Items in November '07

- Boiler installation completed and started by manufacturer rep. waiting for inspections by DCRA
- Elevator jack shaft bored.
- Elevator pit and shaft erected
- Fire Alarm installation ongoing
- Installing electrical trims and devices ongoing
- Doors and hardware installation ongoing
- Installing VCT and Carpet ongoing
- Site utility work ongoing storm water west side delayed mid-month by unsuitable soils at storm structures
- Interior Painting ongoing
- Concrete in areaways
- Ceramic tile installation 98% complete by end of month
- WASA approval and permanent water to building (finally)
- Begin installation of bathroom fixtures and accessories
- Begin installation of bathroom partitions
- Pouring sidewalks (work progress impacted by weather delays)
- Backfill and rough grade south elevation
- Install sprinkler heads and trims ongoing
- Install window sills
- Install interior glazing and storefront glazing ongoing
- Install ceilings ongoing

**Schedule Status:** Project is projected to be substantially complete in January 2008, (Note: Original Contract Completion date was December, 2007 based on contract period of performance of 760 days from NTP in November, 2005). Long-Lead items such as kitchen equipment are being accelerated and the kitchen is expected to be functional by school opening day. Further discussions with the GC and the Kitchen Equipment supplier are underway to speed up the delivery and installation of the equipment on time. This will have cost impact that will be submitted as change order.

With the exception of the Post Completion Items, the project will be substantially complete no later than January 7, 2008 and the project will be available for beneficial occupancy on that date by DCPS. The Post Completion items are: (i) the gymnasium; (ii) elevator (iii) stair # 4; (iv) landscaping, (v) parking (20 space will be provided on school opening day).

**Project History:**

The project had a slow start resulting from changes in decisions about use of swing-space vs. keeping students in the school. In addition, bids were received but not awarded for 18 months as they came in over budget and additional

## **FY 2007 Modernization Construction Projects**

funding needed to be secured.

Most issues with WASA are now resolved. DOH needs to send out inspectors to assure that the soil beneath the hold down slab, slated for removal is not contaminated. Once this task is accomplished the hole in the ground where the UST used to be will be backfilled and the paving work will start in that area.

The Project Management Team met with DCRA officials and engineers to make sure that all is in place to secure a partial occupancy permit for the Academic and Administrative areas by school opening day. This permit will allow use of all program spaces with the exception of the use of the elevator, stair #4, and the gymnasium and with the recommendation of DCRA, 20 parking spaces will be provided for the staff on the premises of the school.

## FY 2007 Modernization Construction Projects

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### H.D. COOKE ELEMENTARY SCHOOL

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**Schedule Completion Date:** August 2009

**Project Team:**

OPEFM: Jason Thompson  
Architect: Quinn Evans  
Contractor: Gilbane Building Company

**District Ward:** 1

**Activities This Month:** Selective interior demolition work was completed November 16<sup>th</sup>. Two packages for exterior renovation work have been awarded. The first package awarded was to Atlantic Restoration for brick repointing and work has begun on the north wall. City Roof was awarded the fascia and gutter work package. It will take two to three weeks for the prefabricated materials to arrive and installation will begin in January.

Design work continues with the 80% construction documents released on November 20<sup>th</sup>. The design was presented to current H.D. Cooke teachers on November 6<sup>th</sup> and received their unanimous approval. The design was also presented to ANC 1C on November 7<sup>th</sup> and again received unanimous approval.

A preliminary design review meeting (PDRM) was held with DDOT on November 16<sup>th</sup> to review the project plans and design elements within public space. The original diagonal parking from the Hillier design for Mozart Street was not accepted by DDOT. The design team revisited the parking design utilizing DDOT recommendations and presented a new design to DDOT on November 30<sup>th</sup>. The new design accommodates more parking within the private property boundaries and has been accepted by DDOT. The public space permit application will be formally submitted in December.

**Schedule Status:** The project is currently on schedule with 80% Construction Documents due to be submitted to BLRA on December 19<sup>th</sup> and a building permit issued in March. The most significant schedule exposure is the building permit process and the ability to begin work in March. The project is scheduled to be completed on August 31, 2009.

**Project History:** Before breaking ground on June 7, 2007, the school had sat empty for two years. Hillier had previously proposed a modernization design that could not fit within the project budget. Quinn Evans is now providing design services as the design / build partner with Gilbane. In May of 2007 Gilbane entered into a GMP agreement with a contract value of \$24,930,000 to provide design / build services.

## FY 2007 Modernization Construction Projects

### ALICE DEAL MS

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**Scheduled Completion Date:** August 2009

Project Manager: John Finnigan

A/E: Quinn Evans Architects

Contractor: Heery International, Inc.

**District Ward:** 3

#### **Executive Summary: Project Budget, Schedule, and Scope / Quality**

This report summarizes project activity during October 2007 for Alice Deal Junior High School.

#### *Project Schedule:*

There is concern that the land use dispute with National Park Service will impact the schedule. However, we have been working with NPS to obtain a permit for construction activities while the land negotiations are settled. A package with the outlined disturbance and subsequent improvements was submitted to NPS with a request for a permit to continue construction activities. The DCPS attorney is also involved and a meeting among the parties has been requested. We have received word that NPS is issuing/approving the permit request.

#### *Project Scope and Quality:*

No major changes to project scope or quality were reviewed or implemented during the month.

#### *Looking Ahead:*

The contractor is finishing demolition work and encasing asbestos-containing flooring. A new vinyl-composite tile finished floor will be installed. Site work will continue for the expansion footprints.

Footings are on hold for the cafeteria. Cafeteria footings will continue once Pepco installs a new electrical service feeder. The new ductbank (concrete encased) has been installed and is ready for Pepco to come in and install the lines.

### **Public Approvals**

A demolition permit was obtained by Quinn Evans and the demolition work was commenced this summer. The demolition portion of the first phase is nearly complete.

An exterior restoration permit application was submitted on September 10 and a permit is expected any day.

Only trade permits are needed and they will be at the responsibility of the subcontractors.

### **Construction Progress**

Renovation work continues on the existing building. Interior demolition of the west wing is nearly complete as is interior demolition on part of the main building near auditorium (90% complete). Abatement of asbestos flooring was

## **FY 2007 Modernization Construction Projects**

completed in the restrooms. Flooring work is ongoing in the classrooms. The contractor is encapsulating the asbestos-containing flooring and removing the wood finished floor while replacing it with vinyl-composition tile. Sitework continues for the footprints of the new additions (gym and cafeteria) and grading is ongoing. Footings are completed for the gymnasium addition but the footings are on hold for the cafeteria. In order to excavate and pour the footings for the cafeteria, it is necessary to install a new electrical service feeder and remove the existing electrical feeder. The new ductbank (concrete encased) has been installed and is ready for Pepco to come in and install the lines.

Grading is approximately 70% complete. Grading for the athletic fields is on hold due to the National Park Service land swap issue.

Construction of interior walls has begun. A mock-up for masonry selection was conducted and brick is being chosen for the exterior walls of both the new extensions and the renovation areas.

Contaminated soil was found near an expansion area during site work. Elevated levels of petroleum were found and the soil was removed to a stockpile on plastic and covered accordingly. The contaminated soil was the result of an underground storage tank (UST). The tank was removed years ago and was not listed as a leaking underground storage tank (LUST). Unfortunately, further corrective action was taken and elevated levels of petroleum products are present in the soil. A Comprehensive Site Assessment was conducted and the DC Department of the Environment has directed the issuance of a Corrective Action Plan, plan for disposal of contaminated soils and the preparation of a Site and Safety Health Plan.

### **Looking Ahead**

The major concern of note is a land use dispute with the National Park Service. The parties agree there have been discussions but finalizing the deal is a legal issue and could take time. DCPS and the National Park Service are again working through the land swap issue but it is mired in legal language and we are under time constraints. NPS is assisting in the matter by agreeing to a permit while the legal issues of the swap are finalized. A package with the outlined disturbance and subsequent improvements was submitted to NPS with a request for a permit to continue construction activities. The DCPS attorney is also involved and a meeting among the parties has been requested. We have received word that NPS is agreeing to the permit and forwarding a letter to that effect to Mr. Allen Lew.

## FY 2007 Modernization Construction Projects

### MACFARLAND JHS

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#### EXECUTIVE SUMMARY: SCHEDULE, AND SCOPE/ QUALITY

*Project Size: SF 110,000*

*Project Schedule:*

The project has been on hold for the last 24months prior to being re-initiated by OPEFM. However the summary of the original schedule reads the following. (Based on DCPS schedule)

Educational Specifications Completed:	February 2003
Feasibility Study Completed	September 2004
Design Completion (Estimated)	January 2008
Construction Contract Award Date:	August 2008 (No later than)
Substantially Completed (Estimated)	August 2010 (No later than)

*Project Scope & Quality:*

The school is to be modernized to include the Auditorium that was left out of the original scope by DCPS. The project is at 15% completion of Construction documents.

*Looking Ahead*

The Architect has solicited additional consultants to achieve the required LSDBE, and has submitted a full proposal that includes all fees associated with the projects. The new submitted proposal includes all associated Auditorium design fees.

The Proposal has been reviewed and will be presented to the OPEFM office with recommendation for approvals.

*Public Approvals:*

Approved

Feasibility Study  
Schematic Design  
Commission of Fine Arts  
State Historic Preservation Office  
Environmental Impact Screening Form

Pending

National Capital Planning Commission  
Site Plan / Storm  
Water Management  
Building Permit

## **FY 2007 Modernization Construction Projects**

### *Pre-construction:*

No contractor has been selected yet.

### *Project Team:*

Architect:	Samaha Associates, P.C.
Civil Engineer/ Hazmat/ Structural	CCJM,
MEP	Charles Ford
Contractor:	None selected

## FY 2007 Modernization Construction Projects

### **PHELPS SHS – PROGRESS REPORT – NOVEMBER 2007**

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**Scheduled Completion Date:** August 11, 2008.

**Project Team:**

Project Manager: Greg Sarau

Construction Manager: Turner Construction Company (TCCo)

Architect: Fanning-Howey

**District Ward:** 5

**Activities This Month:**

Phase 1A –High Bay 1960s building

Construction documents have been completed and submitted for permitting. The drawings have been returned for revision. Hazardous materials abatement is complete. Demolition of the west wall of the building has been delayed by the presence of equipment and materials belonging to Motir construction. A work-around consisting of relocating the equipment and materials to a new temporary on site storage area is being implemented.

Interior ductwork, masonry, insulation, electrical work is underway.

Phase 1B –New Administration Building

Construction documents have been completed and submitted for permitting. Precast panels and structural steel is being fabricated.

Phase 2 –1930s historic classroom and commons

Construction documents have been submitted for permitting. Interior demolition is complete in the building and column footers in the commons are complete and ready for precast column erection.

Phase 3– Restoration of the 1970s era classroom building and gymnasium

Construction documents have been submitted for permitting and have been returned for revision. Abatement was completed on November 17<sup>th</sup>, 2007 and interior demolition is complete.

Phase 4 –Site work

Civil construction documents have been submitted for permitting and are under review. WASA has made comments on the erosion and sediment control plan.

- LEED Status – Design decisions are being made using LEED design criteria in order to achieve the goal of LEED certification.
- Security Systems – Security systems design has incorporated the new egress door security upgrades being implemented in other DCPS High Schools.

Raze Permit - Permit is pending a site visit by representatives of DCRA (plumbing and construction)

**Schedule Status:** DCPS retained responsibility for performing lead and asbestos abatement work, and committed to having the Phelps buildings cleared of hazardous materials by September 17<sup>th</sup>, 2007. Abatement activities were not



## **FY 2007 Modernization Construction Projects**

completed until November 26, 2007 resulting in a 56 day delay to the contractors critical path work in the North Phase 1A building. A recovery schedule has been prepared and a change request accelerating the CM 's work activities to meet the completion date of August 11<sup>th</sup>, 2008 submitted.

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## FY 2007 Modernization Construction Projects

### RANDLE HIGHLANDS ES

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**Scheduled Completion Date:** The schedule has been impacted due to project inactivity; the A/E firm indicates that 3-4 months will be needed from this date to complete the design. Given this additional schedule items, the CM@Risk can put this bid in the market for a June/July bid given the 6-month window needed to acquire a complete building permit. Construction could begin in Oct/Nov 08.

**Project Team:**

Project Manager: Bonnie Harris

A/E: Jacobs Engineering, Inc.

CM @ Risk: Keith Forney, Manhattan/Forney

**District Ward:** 7

**Activities for the month of November 2007:**

Jacobs Engineering, Inc. has a signed contract with an official Notice to Proceed dated 11/28/07.

**Change Orders:** None at this time.

**Schedule Status:** This final phase is proceeding on its current schedule although this is greatly revised from original completion of 2003. This project was broken into phases for insufficient funding.

**Project History:**

- **Previous Phases**

Phase 1 of the Randle Highlands project included the demolition of the 1961 building and Phase 2 included new construction of the Gymnasium and auditorium. Both phases were constructed under the management of the US Army Corps of Engineers and completed in 2002 and 2004, respectively. The project was over-budget and due to insufficient funding, DCPS reduced the USACE scope of work and returned the project's final phase (renovation of the 1911 building Administration building) to DCPS authority for completion of the project. Some minor re-designing is required.

- **Current Phase**

The current scope of this project is the remaining work from the original modernization project that began in 2000 and was originally scheduled to be completed by the end of 2003. The current scope includes the modernization of the 1911 bldg RH school building which will house the administrative and media areas of the school. This phase was put on hold due to lack of funding.

**Looking Forward:**

A kick-off meeting with the project team is scheduled for the week of December 17<sup>th</sup>.

## FY 2007 Modernization Construction Projects

### SAMUEL WHEATLEY ES

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**Scheduled Completion Date:** July 7, 2009; (Original Contract 760 days after NTP. NTP was June 13, 2007)

**Project Team:**

Project Manager: Bonnie Harris

A/E: Lance Bailey & Associates, Inc.

Contractor (CM@Risk): Hess Construction Co.

**District Ward:** 5

**Activities for the month of November 2007:**

- **Demolition** of the '65 east wing of the school complex is underway; permit issued by DCRA on Thursday, October 25, 2007
  - Permit for the east wing only; this portion of the complex is the 1965 slab-on-grade addition.
  - **Second demolition permit** issued on December 7, 2007 for the remaining three buildings.
  - Fire Hydrant Flow test completed by WASA
  - Safety and Environment Division (DCPS) conducted a hazmat assessment
- **On-going priorities and related work includes:**
  - Final Building Permit approval by DCRA
    1. Approval from DDOE and WASA still needed
      - Resolution of EISF submittal for project by LBA to submit to DCRA for final approval in progress
      - WASA has been notified but final sign-off is needed
  - DDOT has requested further clarification for a public space permit; Hess will provide a traffic and pedestrian plan to be submitted to DDOT.
- **CM at Risk Activities – HESS Construction Company**
  - **Active Construction site with site trailer**
  - HESS Construction was directed to submit analysis and cost proposal for the abatement of all hazardous materials including lead paint and asbestos.
  - Subcontractor, APEX Companies, LLC has submitted cost proposal for review on Friday, December 7, 2007.
  - **Pest control completed**
- **Outreach/Wheatley SIT Team**
  - Outreach continues with the Principal and the SIT team. Next meeting date has been scheduled for Thursday, December 13th @ the Webb ES site @ 6pm.
  - Issues discussed: re-mobilization of SIT team with community interest, security issue, the groundbreaking ceremony, etc.

**Schedule Status:** Project is projected to finish in July 2009.

**Project History:**

## **FY 2007 Modernization Construction Projects**

Samuel Wheatley was identified and approved for modernization in the 2001 DCPS Facilities Master Plan. The Educational Specification and Feasibility Study were completed in 2001 and the Design was completed in January 2003. The final design concept was approved by the Board of Education and the Commission of Fine Arts. The feasibility study recommended modernization of the original historic buildings (1903, 1922 and 1928) and to raze the 1965 addition, and to construct a new addition to house a multi-purpose area (to consist of a gymnasium, dining and theatre facilities) and the music room.

The Army Corps of Engineers managed the project and advertised for construction bids in 2003. The lowest responsive bidder was 20% over the independent government estimate. The project was returned to DCPS in 2004. In the interim period between 2004 and January 2006, the contractual process for extending the contract for Lance Bailey Associate, the Architect of Record was finalized. Between January 2006 and May 2006 Lance Bailey completed a value engineering analysis to bring the project within budget and re-packaged the bid documents to conform with DCPS formatting and specification standards.

Awarded construction services to Hess Construction Company on June 12, 2007 in the amount of \$23,800,122.00 (Includes \$20,997,020.00 Construction Budget and \$2,803,102.00 CMAR Fee)

The project will demolish and re-build approximately 17,000 square feet, completely modernize the buildings to accommodate the current DCPS educational philosophy and plans. The original capacity was for 832 students. After modernization it will have a capacity of 534 students.

## FY 2007 Modernization Construction Projects

### H.D. WOODSON SHS

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**Scheduled Completion Date:**

- Anticipated Completion /Project Delivery: December 2009

**Project Team:**

Project Manager: Will Mangrum

Architect: SHW Architects (recommendation made)

CM at Risk: Hess Construction

**District Ward:** 7

**Activities This Month:** A letter contract and notice to proceed has been issued to SHW begin the initial design services, while the contract is being submitted to DC Council for approval. SHW has completed the programmatic phase of the project and has been submitted to the Deputy Mayor's Office for approval.

**Schedule Status:** The project experienced extensive delays in the early days of the project as part of the DMJM generation of modernizations subjected to change in Board of Education funding policy, due to funding constraints.

- Anticipated Start of Construction/Groundbreaking: June 2008
- Anticipated Completion /Project Delivery: August 2010

**Project History:** The existing H.D. Woodson Senior High School is a 251,000 square foot facility built in 1973. The school was named after Howard Dilworth Woodson. Mr. Woodson was one of the first African American civil engineer to graduate from the University of Pittsburg in 1899. The existing school is a concrete and glass tower resting on a wide concrete base building. The tower houses classrooms, offices, and support facilities. The wide base building contains the gymnasium, auditorium, pool, cafeteria, and kitchen. The wide base building and tower are connected vertically with elevators, escalators, and stairs. The new 224,000 SF design calls for a replacement building on the same site adjacent to the existing building.

- Existing Building Square Footage: 251,000 Sf
- Proposed Designed Building Square Footage: 242,000 Sf
- Construction Type: New Construction

## FY 2007 Modernization Construction Projects

### WALKER JONES ES

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#### **Executive Summary: Project, Schedule, and Scope/ Quality**

*Project Size: SF 120,000 total*

SF 95,000 new school  
SF 20,000 new recreation facility  
SF 5,000 public library

*Project Schedule:*

The project is underway.

*Project Scope & Quality:*

The project is being developed by the Office of the Deputy Mayor for Planning & Economic Development. The Original 95% construction documents were developed by DCPS and ready for construction when it was determined that the building needed to be in a different location. Therefore, the old plans were thrown away, and a new Architect was hired for the effort of redesigning the school on a different site.

This project consists of three separate components but yet coincide. The 95,000 SF school, the 5,000 SF public library within the school and the 20,000 SF recreation facility that will be used by both the school during the school time and by the community after school hours. It has been determined that upon the new Walker Jones School is completed the old school will be demolished and housing projects will take place instead.

*Looking Ahead*

OPEFM will monitor the existing project manager and project progress.

## FY 2008 Modernization Construction Projects

### CARDOZO SHS- PROGRESS REPORT NOVEMBER

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**Scheduled Completion Date:** September 2011

**Project Team:**

Project Manager: Greg Sarau

A/E: Bowie Gridley

Construction Manager- TBD

**District Ward:** 1

**Activities This Month:** The design for Cardozo was completed through schematic phase and then shelved. A meeting was held with Bowie-Gridley to review the project and clarify additional design scope items including abatement and LEED requirement .The Architect has also received clarification of the building program from DCPS Planning. Bowie Gridley has agreed to submit a proposal for completing the design on 12/21/07. The revision includes the addition of LEED silver certification, the athletic fields and stadium to the program. The decision to remove modernization of the swimming pool from the current project scope needs to be reviewed. The Architect has reviewed the educational program document for the project and has submitted clarification requests.

**Schedule Status:** The Project is on schedule for completion in the 2011 timeframe. It is anticipated that the revision of the schematic design will take 6 months.

**Project History:**

- The original program for the Cardozo modernization has changed from a full modernization (feasibility study performed in 2003) to a system rehab (schematics completed in Dec.2005) back to a full modernization.

**Future activities:** The preparation of a request for proposals to secure the services of a CM at risk is underway. The goal is to issue an RFP by the second week in January.

## FY 2008 Modernization Construction Projects

### SAVOY ES

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**Scheduled Completion Date:** August 2009

**Project Team:**

OPEFM Project Manager: Steve Kitterman  
A/E: Bowie Gridley  
Project Management: JFW, Inc.  
Contractor (CMR): Gilbane, Inc.

**District Ward:** 8

**Executive Summary: Project, Schedule, and Scope / Quality**

This report summarizes project activity during November 2007 for the Savoy project.

**Project Schedule:**

- Construction schedule is under review and completion date is being adjusted.
- Architect issued 100% CDs in November along with two addendums.
- Gilbane has been provided a letter contract and notice to proceed to complete the preconstruction services, including a constructability review and GMP, and begin demolition and hazardous material abatement. The letter contract has a not-to-exceed amount of \$950,000.

**Team:**

- The project management firm, JFW, continues to take the lead coordinating day-to-day activities including scheduling meetings, tracking the permitting process, managing the A/E team, etc.

**Specific Problems:**

- The new gymnasium is being built immediately adjacent to a 1930's era Pepco building housing a substation. Pepco engineers are concerned the Savoy construction activities will adversely affect their building. The Savoy team has met with Pepco and is working toward a mutually agreeable construction coordination agreement including monitoring the state of the existing building, negotiating crane over swing rights, and using the roof of the Pepco building to stage the scaffolding required to economically build the adjacent community center wall.
- DPR does not have their contribution to the project allocated in FY08 or even mentioned in their multiyear CIP program. Can they find this money?



## **FY 2008 Modernization Construction Projects**

- DCPS is purchasing some FF&E, security, and technology items creating a coordination challenges for the architect. It would be simpler if the A/E showed more of these items on their drawings and the contractor furnished and installed. DCPS has a history of failing to properly and completely coordinate these items, to prepare a accurate budget, and to procure and install these items in a timely manner.

## **FY 2008 Modernization Construction Projects**

### **SCHOOL WITHOUT WALLS SHS**

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**Scheduled Completion Date:** August 2009

**Project Team:**

Project Manager: Steve Kitterman

A/E: Ehrenkrantz Eckstut & Kuhn Architects (EEK)

Contractor: TBD

**District Ward:** 2

**Executive Summary: Project, Schedule, and Scope / Quality**

This report summarizes project activity during November 2007 for the School Without Walls project.

**Project Schedule:**

- Turner Construction has issued a preliminary schedule as part of their preconstruction services. A GMP will be submitted in February. Construction on the new portion of the building is on the critical path and should start in March. The project will be substantially complete in July 2009.
- Turner Construction has agreed to manage the hazardous material abatement as part of their preconstruction services. Abatement will begin in the original building in January 2008.
- George Washington University is constructing a residence hall with below-grade parking garage on the adjacent lot. Clark Construction is excavating for the below-grade garage and is scheduled to reach ground level by April. Construction of the GW residence hall will not impact the SWW schedule.

**Project Scope and Quality:**

- No changes have been made to the project scope. [Note: A CMR was not on board to provide a constructability analysis or value engineering services before the 100% CDs were issued.] Turner will provide a constructability review as part of their preconstruction services.

**Looking Ahead**

- The CMR will provide a GMP in February which will be submitted to City Council for approval.

Abatement is scheduled to begin in January. Construction is scheduled to begin in April.

## FY 2008 Modernization Construction Projects

### ANACOSTIA SHS

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#### **Executive Summary: Project, Schedule, and Scope/ Quality**

*Project Size: SF 247,900*

*Project Schedule:*

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The project has been on hold ever since the feasibility study was presented in December of 2004, prior to being re-initiated by OPEFM.

*Project Scope & Quality:*

In the Transitional Capital Improvement Plan (FY 2006) the project was scaled back to a Systemic Rehabilitation Project. Under the revised 2006 Master Facilities Plan (MFP), the full modernization was restored. A feasibility study was prepared by SORG Architects in 2004. Three options were presented in the feasibility study.

- 1- A full replacement of the existing buildings
- 2- A partial replacement
- 3- A full renovation

*Looking Ahead:*

The feasibility study prepared by SORG Architect in December of 2004 is being evaluated to determine the followings:

- a- Proceed with the same Architect or bring in another Architecture firm
- b- Develop a strategic plan determining which of the 3 options is most feasible.

*Public Approvals:*

None

*Pre-construction:*

No contractor has been selected yet.

*Project Team:*

Architect:	SORG Architects
Structural	Haynes Whaley Associates, Inc

## **FY 2008 Modernization Construction Projects**

Civil Engineer

VIKA

MEP

JVP Engineers, P.C

Contractor:

None selected

## FY 2008 Modernization Construction Projects

### SPINGARN SHS

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Scheduled Completion Date: May 20, 2008.

**Project Team:**

Project Manager: Turner Construction Company (TCCo)  
Architect: Fanning-Howie

**District Ward:** 5

**Activities This Month:**

ADA Design Work

Status- Design work is complete for the following:

- Rear entrance and ramp
- Final Front Access design;
- Final designs of bathrooms and elevator modifications and draft designs for cafeteria and ramps

Design work is scheduled for submittal for the following

- Due on 12/17/07- Final for cafeteria and ramps and final for site access
- Due on Feb. 4 - Final for doors, frames and hardware.

**The following Change Order proposals have been requested from the CM:**

The parking lot and a retaining wall surrounding a large window well on the north side of the building are in great need of repair. A design team structural engineer has recommended replacement of the retaining wall. TCCO is preparing a proposal for this work for submission as a change to the contract amendment.

**The following has been requested form the CM:**

Spingarn is identified as a “swing” school in the DCPS Facilities Master Plan. In order to perform this function it is necessary for the building to be included in the maintenance stabilization program. The presence of a fully mobilized contractor in the building presents the opportunity to quickly and efficiently perform this stabilization work. As such TCCO has been requested to provide a proposal for performing maintenance stabilization work in the Spingarn building.

## FY 2008 Modernization Construction Projects

### TURNER ES

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#### **Executive Summary: Project Budget, Schedule, and Scope/ Quality**

*Project Size: SF 81,739*

*Project Schedule:*

The project is on hold

*Project Scope & Quality:*

Turner Elementary was being developed by DCPS. The project was place on hold at 35% construction documents. This project consists of three separate components but yet coincide. The SF 81,739 consists of a school, a public library and a recreation center that will be funded by private investors. The facility will be used by both the school during the school time and by the community after school hours.

*Looking Ahead*

OPEFM will be initiating talks with the Architects, DCPS, and the private entity to determine the private entity's final decision in order to figure out what is the next step as we move forward.

*Public Approvals:*

N/A

*Pre-construction:*

N/A

*Project Team:*

Architect	Lance Bailey & Associates, Inc.
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## FY 2008 Modernization Construction Projects

### WILSON POOL (WARD 3 AQUATIC CENTER)

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**Scheduled Completion Date:** Summer 2009 (actual date pending finalization of Design-Build Agreement)

**Project Team:**

OPEFM: Darryl Somerville / William Mykins

DPR: Cheryl Campbell-Murga

Architect: Hughes Group Architects ("HGA")

Design-Builder: Sigal Construction

**District Ward:** 3

**Schedule Status:** The abatement and demolition work is complete. The site condition is stabilized and new construction is slated to start early 2008. OPEFM has submitted a permit application to DCRA for the soil erosion & sediment control, excavation, foundations and sub-grade structure work ("excavation & foundation work"), and the review is ongoing. HGA issued final construction documents (CD's) for this work on November 1, 2007 as part of their phased document release schedule. Updated documents are currently on file at DCRA. OPEFM has evaluated Design-Builder proposals and selected SIGAL Construction. The selected Design-Builder has started procurement of the excavation & foundation work and start other pre-construction activities. It's expected that the excavation & foundation work will start in December 2007. The next phased CD package is the superstructure / guaranteed maximum price ("GMP") package scheduled for February 1, 2008. This package will serve as the basis of the Design-Builder GMP.

**Project History:**

The Wilson Pool was closed in July 2003, due to structural deficiencies, after which various efforts to rebuild the pool were initiated. However it was not until October 2005 that DPR issued a request for qualifications for architectural services, which indicated a \$14 M in hard cost. HGA was selected as the architect and they started work in December 2005. The design was developed through a series of Community meetings and involvement by various Council members. In April 2006, HGA presented 2 design options (i) 40 meter pool w/ leisure pool; and (ii) 50 meter pool w/ leisure pool & whirlpool. In July 2006, DPR directed HGA to start schematic design utilizing the 50 meter pool option. Schematic design was completed in September 2006 and hard costs were estimated at \$22 M, excluding demolition & soft costs. In October 2006, DPR directed HGA to start Design Development utilizing the Schematic design. Around this time the geotechnical studies indicated that more rock excavation would be required than previously anticipated.

The DPR FY 07 Budget allotment was \$8 M with an additional \$3.5 projected for FY 08

During the Winter 2006/2007, DPR & HGA hosted additional Community meetings to provide updates on the design. Out of these meetings, the desire for a 3 meter diving board was expressed, but adding one would necessitate additional rock excavation, foundations, pool concrete, and filter / surge tanks. In February 2007, DPR directed HGA to add the 3 meter diving board. At a Community meeting later that month the estimated hard costs were indicated at \$22.5 M and the schedule indicated that demolition will begin in Spring 2007 and the project would be completed in Summer 2009; next steps were indicated as ANC review & approval; Board of Zoning Appeals (BZA) review &

## **FY 2008 Modernization Construction Projects**

approval and Parking strategy. DPR submitted Raze Documents to the Office of Contracts & Procurement ("OCP") for solicitation.

In March 2007, the ANC 3F adopted a resolution requiring specific design elements for the pool, many of which were taken directly from the HGA presentation.

Design Development was completed in April 2007 and the hard costs were estimated at \$25 M, including demolition, but excluding soft costs. Value-engineering ideas were studied, but only about \$500,000 in savings was realized.

In May 2007, DPR directed HGA to start Construction Documents, but numerous issues including zoning, LEED commissioning agent, operational questions, and Community / ANC input resulted in DPR being unable to provide sufficient direction to HGA in order to proceed and the design was essentially "put on hold".

In June 2007, HGA reissued Raze Documents. DPR and DHCA entered into a MOU for DCHA to perform the abatement & demolition. The Office of Property Management ("OPM") contracted with the DC Housing Authority ("DCHA") to perform the abatement and demolition work through their subsidiary DC Housing Enterprises ("DCHE"). Demolition started on August 13, 2007 and is scheduled to be completed by mid-November 2007.

In July 2007, OPEFM was asked by DPR and the Mayor's Office to take over responsibility for the day-to-day management of the design and construction on the project. DPR and OPEFM entered into an MOU for this purpose and OPEFM assumed responsibility for the project. Based on the DD cost estimate provided by HGA and confirmation by a 3rd party peer review, OPEFM has revised the estimated budget to be approximately \$33 Million. This variance is recognized in the MOU between DPR and OPEFM and each party acknowledges that they will endeavor to identify additional funds available for this project. However, OPEFM still has not received the executed MOU from DPR / Office of Contracts & Procurement ("OCP") and therefore cannot move forward with the intra-district transfer of funds from DPR to OPEFM.



## **FY 2008 Modernization Construction Projects**

### **THOMAS ES**

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**Scheduled Completion Date:**

**Project Team:**

OPEFM Project Manager: Greg Sarau  
Construction Manager: Heery International  
Architect: EYP

**District Ward: 7**

**Activities This Month:**

- The project has been shelved and the design is over 50% complete. EYP has been requested to submit a proposal for design completion and the addition of several design scope items including LEED certification and hazardous materials abatement. The proposal is due 12/21/07.
- Heery International has been selected by DCPS to perform as CM for the project and will be submitting their best and final offer the week of 12/17/07.

## **Attachment #1 – Maintenance Stabilization Plan**

**Program Objective-** Correct existing deficient facility conditions in the scoped inventory of DC Public Schools which violate codes, or jeopardize the health or safety of the students and staff. In addition, correct facility deficiencies which negatively impact the learning environment of the DCPS students and staff and require correction prior to currently planned modernization

**Program Scope** -Scope includes schools not included in the DCPS Summer Blitz or Targeted Maintenance Programs.

### **Program Work Plan**

#### **Pre-Program Phase –**

**Objective** – Develop preliminary work scopes as a basis for further evaluation and design, and to develop/verify overall program budget cost.

##### **Tasks** –

- Identify open DCPS work orders requiring correction;;
- Identify other deficient conditions requiring correction;
- Establish preliminary scope of work for each deficient condition;
- Develop cost estimates for the scope of work for each deficiency.
- Prepare aggregate cost estimates for use in presenting requests for funding and to serve as a basis for budgeting.

##### **Process**

- Conduct a review of existing deficiencies using all available sources of information (See Attachment D);
- Develop database suitable for macro cost development and organizing the detailed surveys by the several design disciplines
- Reviews identified deficiencies for each school and determine if the deficiencies should be corrected prior to plan school modernization.

##### **Resource Requirements** –

- Architects, engineers, and technicians to survey schools.
- M&M/B&D Program Manager

#### **Phase I. - Program Development –**

**Objective** – Design, package, and prepare detailed scopes of work, cost estimates, and drawings as required for contracting stabilization construction work.

##### **Tasks** –

- Organize the deficiencies into “market-efficient “packages for contracting ,
- Investigate the packaged deficiencies in detail and perform additional evaluation, design, and cost estimating as required.
- Prepare contract documents for the preparation of stabilization construction contracts.
- Identify asbestos and lead abatement requirements preliminary to beginning construction activities. Develop a process acceptable to DCPS Office of Modernization for removal, testing and documenting abatement.

##### **Process**

- Procure the services of design professionals with specific applicable expertise to prepare contract documents for the various construction packages .The firms will

be responsible to review and evaluate scoped deficiencies, and perform design and building code review. They will prepare contract scopes, and design drawings and specifications where needed for permitting and to assure that repairs are performed in accordance with existing codes.

- This will require visits to the schools to gather more detailed information on the identified deficiencies.
- Contract development consultants will be overseen by project managers from M&M/B&D
- Develop cost estimates for construction packages.
- Test building materials for the presence of lead and/or asbestos in areas within the scope of the construction work.

#### Resource Requirements –

- M&M/B&D Program Manager and administrative assistant.
- Two –three M&M/B&D project managers to oversee stabilization contract development
- Architectural firms will be required to address ADA Compliance, Building Code, and exterior and interior finish work will be headed by an Architect.
- Mechanical Engineering firms will be required to address MEP and Fire and Safety work.
- Electrical Engineering firms will be required to address electrical and technology deficiencies and to perform load studies on all schools with increased AC capacity
- A roofing expert will be required to evaluate and recommend corrections for roofing and roof drainage deficiencies
- A hazardous materials abatement consultant will be required to perform abatement testing
- A hazardous materials abatement contractor will be required to perform abatement work
- A civil/structural engineer will be required to address structural and site work deficiencies
- Administrative Assistant to coordinate school access, maintain documentation

#### Phase II. Procurement –

Objective – Fund, obtain approval and advertise for bid the various packaged stabilization construction projects.

##### Tasks –

- Contract for and perform hazardous materials abatement work.
- Issue bidding documents, take bids and award contracts for performing stabilization construction
- Meet requirements for LDBES participation.
- Establish list of pre-qualified contractors for specific areas of construction work.
- Obtain permits for performing construction work.
- Track overall program cost and schedule performance .

##### Process

- Prepare contracts consistent with the office of DC School Modernization procurement rules. Develop standard set of contract special conditions which meet the needs and requirements of the DCPS Office of Modernization.
- Procure the services of abatement contractors to remove or encapsulate any hazardous materials prior to start of construction. Certify and document abatement in accordance with DCPS and legal requirements prior to beginning construction.

- Establish bid evaluation criteria.
- Receive, evaluate bids and award contracts to contractors selected to perform stabilization work.
- Expedite project schedules by submitting modification designs for approval when designs are complete. Investigate the permitting process and typical turn-around durations. Coordinate with DCRA by providing a "look-ahead schedule " of permits to be applied for as part of the Stabilization Program. Secure third party review assistance for peak load conditions which exceed the capacity of DCRA to process in a timely manner.

Resource Requirements –

- M&M/B&D Project Manager and administrative assistant
- Asbestos/lead abatement contractor.
- Three Mechanical /Fire and Safety contractor(s)
- Three General / Architectural Contractors
- Three Electrical contractors
- One site work contractor
- One structural contractor.

**Phase III- Construction**

Objective – Assure the construction work is performed in accordance with the stabilization contract documents.

Tasks –

- Monitor Construction Progress
- Approve Applications for Payments
- Manage the Contract Change Process
- Track overall program costs and schedule performance

Process-

- Assign a construction manager from Contract development consultants will be overseen by project managers from M&M/B&D to each stabilization contract who will be responsible for ;
  - Holding regular weekly progress meetings with the contractors to monitor construction progress and address problems as they arise;
  - Surveying construction progress on an ongoing basis in the field;
  - Coordinating construction activities with DCPS school principals and staff;
  - Tracking and expediting requests for information from the contractors;
  - Monitoring construction progress and recommending approval of payment requests for work completed in accordance with the contract documents;
  - Tracking, reviewing, and recommending acceptance or rejection of Contract Changes;
  - Construction Quality Control and job site safety.

.Resource Requirements

- M&M/B&D Project Manager and Administrative Assistant ;
- M&M/B&D Construction Project Managers ( 3);
- Stabilization construction contractors;
- Specialty testing consultants as required.

**Phase IV- Project Commissioning and Close-Outs –.**

Tasks –

- Document modifications and repairs for use in maintaining and modifying the schools in the future

- Secure warranties for all equipment and construction
- Perform commissioning of AC equipment
- Develop and monitor completion of punch lists
- Recommend approval or disapproval of final payment.

Process

- Contractor will be required to mark up any design drawings that are issued as part of their respective contracts.
- .Assure receipt of release of liens from contractors

Resource Requirements –

- M&M/B&D Project Manager and Administrative Assistant ;
- M&M/B&D Construction Project Managers ( 3);
- Stabilization construction contractors;